

ANNOTATED AGENDA
CITY COUNCIL OF THE CITY OF YONKERS
STATED MEETING
TUESDAY, SEPTEMBER 28, 2010

GENERAL ORDINANCE NO.4-2010

4. BY: COUNCIL PRESIDENT LESNICK, MAJORITY LEADER McDOW, MINORITY LEADER MURTAGH, COUNCILMEMBERS TERRERO, SHEPHERD AND LARKIN;

A GENERAL ORDINANCE GENERALLY AMENDING CHAPTER 43 OF THE CODE OF THE CITY OF YONKERS (COMMONLY KNOWN AS THE CITY OF YONKERS ZONING ORDINANCE) PERTAINING TO DEFINITIONS AND USES.

The City of Yonkers, in City Council convened, does hereby ordain and enact:

Section 1. General Ordinance No. 4-2000 and the accompanying map, also known as Chapter 43 of the Code of the City of Yonkers and more commonly known as the Zoning Code of the City of Yonkers, is hereby generally amended and revised in part as follows:

“Section 43-8 of the Code of the City of Yonkers entitled “Definition of Terms” is hereby amended in part by the addition of the following terms to be placed in alphabetical order within the section:

BLIGHT SITE: Any site or building that has been declared to be a substandard or insanitary area as defined under Urban Renewal Law, Article 15 Section 502(4), the inclusion of which is deemed necessary for the effective undertaking of one or more Urban Renewal Programs, or any building, structure or land that exerts a negative influence upon the surrounding properties as evidenced by a history of violations of City or State ordinances and codes relating to health and safety, building and fire code violations, persistent vacancy and violation of other City of Yonkers or State Codes and Ordinances related but not limited to property maintenance.

PERSISTENT VACANCY: A building, structure or land that: a) has been vacant and not used for a legal purpose for more than six (6) months; and/or (b) is not undergoing renovation and/or repair as evidenced by a building permit(s) actively being pursued.

PERSISTENTLY VACANT BUILDING OR STRUCTURE: A persistently vacant building or structure shall be one that; (a)

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has been vacant and not used for a legal purpose for more than six (6) months; and/or (b) is not undergoing renovation and/or repair as evidenced by a building permit(s) actively being pursued; and/or (c) has been found to be in violation of one or more City or State codes or ordinances and (d) is exhibiting a blighting influence upon the surrounding community.

VACANT: Lands or buildings that are not actively used for any purpose.

Section 2. Section 43 – 28 of the Code of the City of Yonkers entitled “Use and Dimensional Regulations”, specifically, is hereby amended in part by the addition of the following terms to be placed in alphabetical order within the section:

“Blight Site
Persistent Vacancy
Persistently Vacant Building or Structure
Vacant.”

Section 3. This Ordinance shall take effect immediately.

THIS GENERAL ORDINANCE WAS ADOPTED AS AMENDED BY THE CITY COUNCIL AT A STATED MEETING HELD ON TUESDAY, SEPTEMBER 28, 2010 BY A VOTE OF 7-0.